

- Nearly All Tillable
- Productive Soils
- Tracts from 8+ Acres to 85+ Acres
- Possession for 2022 Crop Season
- Near Hillsboro, IL



ONLINE BIDDING AVAILABLE

3% Buyer's Premium 800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company

Thursday, October 21 • 10am CST

Held at The Event Center of Montgomery County

LAND AUCTION

Productive, Tillable Land

736±

acres

Montgomery County, Illinois

Offered in 14 Tracts

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PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts as a total unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONFIRMED UNLESS YOU PAY AT THE AUCTION.** A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

BIDDER'S OBLIGATION: Bidder will pay the premium for an owner's title insurance policy. Buyer pays all costs of any loan, lender's title ins. &/or the ins. endorsement. Buyer & Seller will share (50/50) the cost of preparing the title commitment (incl. search fees & copy charges) & administering the closing.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place 30 days after the date of the auction.

REAL ESTATE TAXES: Real Estate taxes will be the responsibility of the buyer(s) beginning w/ taxes assessed in 2022 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspections/dates have been scheduled & will be posted w/ auction personnel. Further, Seller disclaims any & all responsibility for bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

15A TILLABLE: Tillable acre have been estimated based on information provided by the USDA/15A office. Please visit the auction website to download 15A field boundary maps that are available in the Information Book or call for more info.

MINERAL RIGHTS: Seller shall retain any interest in minerals, mineral rights, mining & mineral development rights, and any associated rights & subsurface rights.

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THE ORIGINAL MULTI-TRACT AUCTIONS
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VIRTUAL
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Columbia City, IN 46725
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Montgomery County, Illinois

736± acres

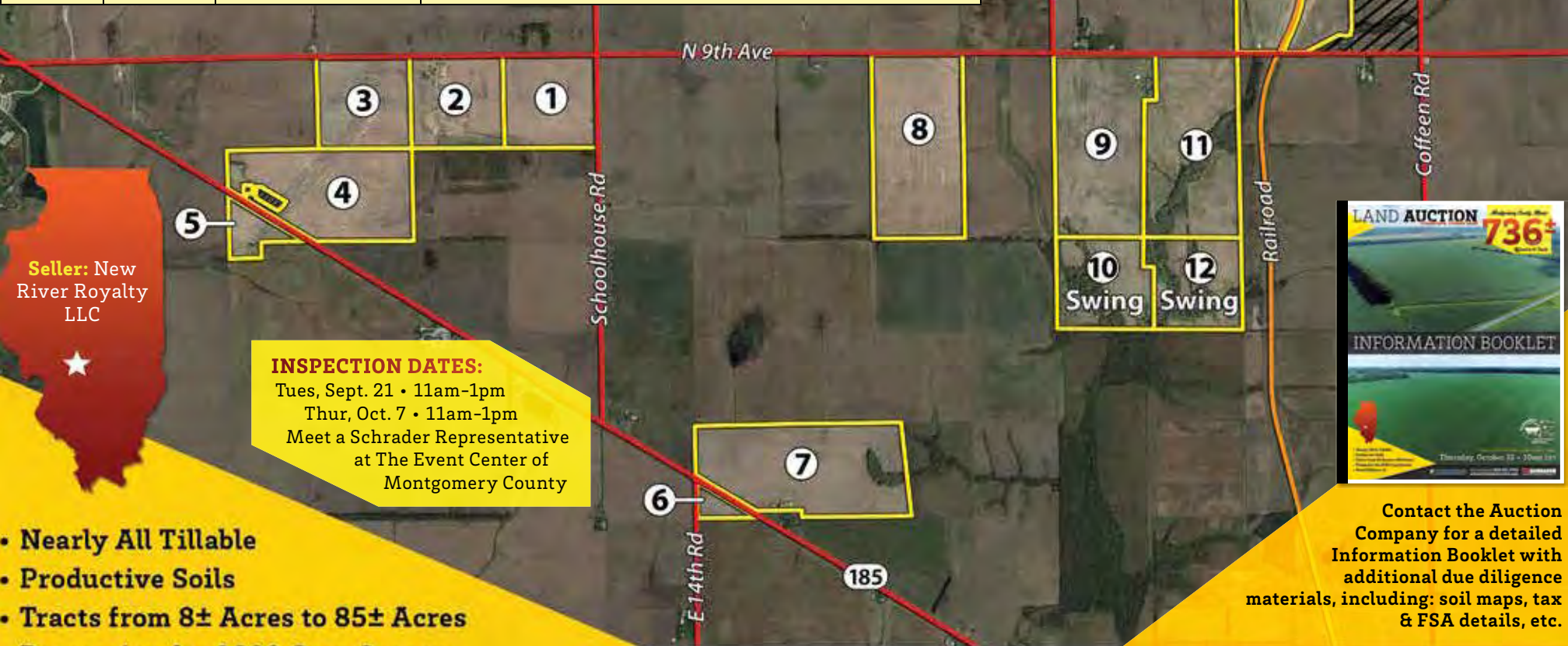
Offered in 14 Tracts



#	ACRES	TILLABLE ACRES (PER FSA)	COMMENTS
1	40± Ac.	39.9	Frontage on School House Rd & N 9th Ave.
2	40± Ac.	37.2	Frontage on N 9th Ave, potential building site.
3	40± Ac.	38.8	Frontage on N 9th Ave.
4	70± Ac.	66.3	Frontage on IL Rt 185.
5	10± Ac.	9.6	Frontage on IL Rt 185.
6	8± Ac.	4.6	Frontage on IL Rt 185.
7	85± Ac.	80.3	Frontage on IL Rt185, small woods on east end. (2) steel grain bins one 11,000 bushel w/ aeration & unloading auger second 4500 bushel w/ aeration, older barn & small bin.
8	80± Ac.	73.3	Frontage on N 9th Ave, some drainage tile.
9	85± Ac.	82 (est.)	Frontage on N 9th Ave. 40'x60' pole barn, electricity, dirt floor, (2) sets of machine doors. (3) 1500 bushel steel grain bins.
10 "Swing"	42± Ac.	14 (est.)	"Swing" tract must be combined w/ property having access to a public road.
11	78± Ac.	55 (est.)	Frontage on N 9th Ave, combination of tillable & woods.
12 "Swing"	38± Ac.	15 (est.)	"Swing" tract must be combined w/ property having access to a public road.
13	38± Ac.	36.1	Combination of tillable & recreational land, fronting N 9th Ave.
14	82± Ac.	77.8	Frontage on Coffeen Rd & N 9th Ave.



AUCTION LOCATION: The Event Center of Montgomery County • 11198 IL Rt 185, Hillsboro, IL
PROPERTY LOCATION: From the junction of IL RT 127 & IL RT 185 on the Southside of Hillsboro
TRACTS 1 - 3, take take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 1/2 mi. to Tracts.
TRACTS 4 & 5, take IL Rt 185 Southeast 1.7 mi. to Tracts.
TRACTS 6 & 7, take IL Rt 185 southeast 1.7 miles to Tracts.
TRACT 8, take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn east & proceed 2.4 mi. to Tract.
TRACTS 9-12, take IL Rt 185 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 3.1 mi. to Tracts.
TRACTS 13 -14, take IL Rt 185 Southeast 1 mi. to N 9th Ave (CR 900 N) turn East & proceed 3.8 mi. to Coffeen Rd turn North 1/2 mi. to Tracts.



Seller: New River Royalty LLC

INSPECTION DATES:
 Tues, Sept. 21 • 11am-1pm
 Thur, Oct. 7 • 11am-1pm
 Meet a Schrader Representative at The Event Center of Montgomery County

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Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.

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 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709

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